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3.

The above State law case should be removed to the jurisdiction of the United States

District Court and consolidated with the pending federal lawsuit so that all of the rights of the respective parties can be adjudicated in one proceeding.

WHEREFORE, Petitioner demands the following relief:

- 1. This Honorable Court to remove the state court action.
- 2. Afford adequate discovery in the U.S. District Court
- 3. Grant all further and other relief deemed equitable, appropriate and just.

VERIFICATION

The undersigned Affiant Maria R. Metcalf does swear, declare and affirm that the Affiant executes this Affidavit with sincere intent and competently states the matters set forth. I the undersigned being under oath and declare under penalty of perjury, that I do not have an attorney to represent me in this case. Also that the contents are true, correct and not misleading to the best of my knowledge.

Maria R. Metcalf

Petitioner Pro Se/Affiant

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Petition for Removal has been furnished to Edward A. Treder, attorney for Defendant Law Offices of Robert E. Weiss Incorporated at 920 S. Village Oaks Drive, Covina, CA 91724 this 15th day of May, 2008 via Fax at (626) 967-9216, (626) 339-7103 and By USPS Certified Mail Return Receipt Requested.

Maria R. Metcalf, Petitioner Pro Se

954 Surrey Drive

Chula Vista, CA 91902 Phone (619) 399-1066 ROBERT E. WEISS INCORPORATED

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et seq. Plaintiff's title was duly perfected by Trustee's Deed Upon Sale recorded on February 28, 2008 as Instrument No. 2008-0102980 in the Office of the San Diego County Recorder, a true and correct copy of which is attached hereto as Exhibit "1" and incorporated herein by this reference.

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2. Defendant MARIA R. METCALF is the current occupant of the real property and was the original trustor under the foreclosed deed of trust or the successor-in-interest to such original trustor and the last vested owner of record as of the foreclosure sale date.

- 3. The true names and capacities, whether individual, corporate, associate or otherwise of defendants named herein as DOES 1 through 10, and of each of them, are unknown to plaintiff who therefore sues said defendants by their fictitious names as allowed by California Code of Civil Procedure § 474. Plaintiff asks leave of the court to amend its complaint to include the true names and capacities of said defendants when the same have been ascertained.
- 4. Plaintiff is informed and believes and based thereon alleges that each defendant sued herein as DOE 1 through 10, inclusive, claims a possessory interest in the real property hereafter described as a tenant or successor-in-interest to the former owner.
- 5. On March 18, 2008, Defendant MARIA R. METCALF was duly served in the manner prescribed by Cal. Code of Civ. Pro. § 1162 with written notice demanding that she surrender possession of the real property to plaintiff not later than three days following service of said written notice. True and correct copies of said written notice with corresponding proof of service are attached hereto as Exhibits "2" and "3," respectively, and incorporated herein by this reference.
- 6. That same date, Defendants DOE 1 through DOE 10 were duly served in the manner prescribed Cal. Code of Civ. Pro. § 1162 with written notice demanding that they surrender possession of the real property to plaintiff no later than thirty days following service of said written notice. True and correct copies of said written notice with corresponding proofs of service are attached hereto as Exhibit "4" and "5" and incorporated herein by this reference

- 7. More than three/thirty days have elapsed since the service of said written notices, but defendants have failed and refused to surrender possession of said real property and continue to occupy the real property without plaintiff's authorization or consent.
- 8. The fair and reasonable rental value of the real property is \$50.00 per day. Plaintiff is entitled to recover a money judgment against defendants for their continued occupancy of the real property at this daily rate from and after expiration of the notice to quit through the date of judgment.
- 9. Plaintiff is entitled to restitution and possession of the real property from defendants named herein pursuant to California Code of Civil Procedure §§ 1161a(b)(3) and/or 1161a(c) and therefore requests a judgment enforceable by any authorized law enforcement agency.

WHEREFORE, plaintiff prays judgment as follows:

- For judgment awarding plaintiff restitution and possession of the real property; 1.
- 2. For monetary damages according to proof;
- 3. For costs of suit incurred herein.
- 4. For such other and further relief as the court deems proper.

Date: May 7, 2008.

By:

EDWARD A. TREDER, Attorneys for Plaintiff

'WHEN RECORDED MAIL TO:

AURORA LOAN SERVICES LLC C/O AURORA LOAN SERVICES, INC.

601 FIFTH AVE SCOTTSBLUFF, NE 69361

MAIL TAX STATEMENTS TO

Same as above

Trustee Sale No. 07-0500-CA

6148

DOC# 2008-0102980

FEB 28, 2008

11:59 AM

OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY J. SMITH, COUNTY RECORDER 12.00

PAGES:



TITLE UTGET NO. IN / 14522

NΔ

TRUSTEE'S DEED UPON SALE

Loan No. 0033798224

APN 593-311-14-00

The undersigned grantor declares:

- The Grantee herein was the foreclosing beneficiary. 1)
- 2) The amount of the unpaid debt together with costs was
- 3) The amount paid by the grantee at the trustee sale was
- The documentary transfer tax is 4)
- Said property is in the CITY of CHULA VISTA

\$964,896.55

\$875,000.00

SNONE

and ROBERT E. WEISS INCORPORATED (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to AURORA LOAN SERVICES LLC (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of SAN DIEGO, State of California, described as follows:

LOT 198 OF RANCHO ROBINHOOD III, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8604, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO **COUNTY ON JUNE 24, 1977.**

Situs: 954 SURREY DRIVE, CHULA VISTA, CA 91902

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 02-01-2007 and executed by MARIA R METCALF, A SINGLE WOMAN, as Trustor, and Recorded 02-13-2007, Book, Page, Instrument 2007-0101097 of official records of SAN DIEGO County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

• Trustee Sale No. 07-0500-CA

Loan No. 0033798224

Title Order No. M714522

6149

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 02-22-2008 at the place named in the Notice of Sale, in the county of SAN DIEGO California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$875,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the oblication then secured by said Deed. Of Trust.

DATE: 02-22-2008

ROBERT E. WEISS INCORPORATED, As Trustee

ROBERT E. WEISS, PRESIDENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

On 02-22-2008 before me, Barbara A. Garcia the undersigned Notary Public in and for said county, personally appeared Robert E. Weiss, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public in and for said County and State

BARBARA A. GARCIA COMM. #1731559
NOTARY PUBLIC - CALIFORNIA DI LOS ANGELES COUNTY COMM. EXPIRES MARCH 15, 2011

THREE DAY NOTICE TO OUIT

(Cal. Code of Civ. Pro. § 1161a(b)(3))

To: MARIA R. METCALF, A SINGLE WOMAN 954 SURREY DRIVE, CHULA VISTA, CA 91902

YOU ARE HEREBY NOTIFIED that the real property and improvements thereon commonly known as 954 Surrey Drive, Chula Vista, California 91902 ("the Property") have been sold to Aurora Loan Services LLC at a non-judicial foreclosure sale in accordance with Cal. Civ. Code §§ 2924 et seq. under the power of sale contained in that certain Deed of Trust executed by Maria R. Metcalf, a single woman, and recorded on February 13, 2007 as Instrument No. 2007-0101097 in the Office of the San Diego County Recorder. The new owner's title has been duly perfected by Trustee's Deed Upon Sale recorded in the Office of the San Diego County Recorder.

YOU ARE FURTHER NOTIFIED that your occupancy of the Property shall terminate effective THREE (3) CALENDAR DAYS after service of this Notice upon you.

WITHIN THREE (3) CALENDAR DAYS following service of this Notice, you must vacate and surrender possession of the Property to the undersigned, or legal proceedings will be immediately commenced to declare your occupancy forfeited, to obtain restitution and possession of the Property and to obtain a money judgment against you for damages and court costs.

ROBERT E. WEISS-INCORPORATED

Dated: March 19, 2008

FILE NO: 07-0500-CA LOAN NO: 0033798224

Attorneys for Property Owner Aurora Loan Services LLC

Direct All Inquiries to:

JAMES T. LEE State Bar No. 110838 Law Offices of ROBERT E. WEISS INCORPORATED 920 South Village Oaks Drive Covina, CA 91724 Phone: (626) 967-4302 FAX: (626) 339-7103

Attorney of Party Without Attorney (Name and Address) Robert E. Weiss, Incorporated 920 Village Oaks Drive			Telephone No: (626)967-4302		FOR COURT USE ONLY	
Covina Attorney For: PLAINTIFF	CA	91722	Reference Number 379314	or: 07-0500-CA		· .
Plaintiff/Petitioner: Defendant/Respondent:	Aurora Loan Services, LLC vs. Maria R. Metcalf, et al.					
PROOF OF SE	Hearing Date:		Time:	Dept./Div.:	Case Number: NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Three Day Notice to Quit

On the following tenant(s): Maria R. Metcalf, A Single Woman

Address: 954 Surrey Drive

Chula Vista, CA 91902

Date and Time of Posting: 3/18/2008 at 4:01pm.

BY POSTING a copy for each above-named tenant in a conspicious place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said tenant(s) AND MAILING by first-class mail on saiddate a copy to each tenant by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named tenant(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue San Dimas, CA 91773 (909)394-1202 Fax (909)394-1204 Fee for service: \$ \$50.00

Julie Ratliff

Registered California process server:

- (i) independent contractor
- (ii) Registration No.: 5659
- (III) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing ts/true and correct.

Date: 4/2/2008

(Signature)

Code Civil Procedure 417.10(f)

THIRTY DAY NOTICE TO QUIT

(Cal. Code of Civ. Pro. §§ 1161a(b)(3), (c))

To: OCCUPANTS IN POSSESSION (except former owner(s)) 954 SURREY DRIVE, CHULA VISTA, CA 91902

YOU ARE HEREBY NOTIFIED that the real property and improvements thereon commonly known as 954 Surrey Drive, Chula Vista, California 91902 ("the Property") have been sold to Aurora Loan Services LLC at a non-judicial foreclosure sale in accordance with Cal. Civ. Code §§ 2924 et seq. under the power of sale contained in that certain Deed of Trust executed by Maria R. Metcalf, a single woman, and recorded on February 13, 2007 as Instrument No. 2007-0101097 in the Office of the San Diego County Recorder. The new owner's title has been duly perfected by Trustee's Deed Upon Sale recorded in the Office of the San Diego County Recorder.

YOU ARE FURTHER NOTIFIED that your occupancy of the Property shall terminate effective THIRTY (30) CALENDAR DAYS after service of this Notice upon you.

WITHIN THIRTY (30) CALENDAR DAYS following service of this Notice, you must vacate and surrender possession of the Property to the undersigned, or legal proceedings will be immediately commenced to declare your occupancy forfeited, to obtain restitution and possession of the Property and to obtain a money judgment against you for damages and court costs.

ROBERT E WEISS INCORPORATED

Dated: March 19, 2008

FILE NO: 07-0500-CA LOAN NO: 0033798224

Attorneys for Property Owner Aurora Loan Services LLC

Direct All Inquiries to:

JAMES T. LEE State Bar No. 110838 Law Offices of ROBERT E. WEISS INCORPORATED 920 South Village Oaks Drive Covina, CA 91724

Phone: (626) 967-4302 FAX: (626) 339-7103

Attorney of Party Without Attorney (Name and Address) Robert E. Weiss, Incorporated 920 Village Oaks Drive			Telephone No: (626)967-4302		FOR COURT USE ONLY
Covina Attorney For: PLAINTIFF	CA	91722	Reference Number: 379315 07-0500-CA		
Plaintiff/Petitioner: Defendant/Respondent:	Aurora Loan Services, LLC vs. Maria R. Metcalf, et al.				
PROOF OF SE	ERVICE Hearing Date:		Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Thirty Day Notice to Quit

On the following tenant(s): All Occupants in Possession (Except Former Owners)

Address: 954 Surrey Drive

Chula Vista, CA 91902

Date and Time of Posting: 3/18/2008 at 4:01pm.

BY POSTING a copy for each above-named tenant in a conspicious place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said tenant(s) AND MAILING by first-class mail on saiddate a copy to each tenant by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named tenant(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue San Dimas, CA 91773 (909)394-1202 Fax (909)394-1204 Fee for service: \$ \$30.00

Julie Ratliff

Registered California process server:

- (i) independent contractor
- (ii) Registration No.: 5659
- (III) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 4/2/2008

(Signature)

Code Civil Procedure 417.10(f)

UNITED STATES DISTRICT COURT

SOUTHERN DISTRICT OF CALIFORNIA SAN DIEGO DIVISION

150925 - MS

> May 15, 2008 12:20:33

Civ Fil Non-Pris

USAO #.: 08-CV-0872 CIVIL FILING

Judge..: WILLIAM Q HAYES

Amount.:

\$350.00 CA

Total-> \$350.00

FROM: MARIA R. METCALF

VS. AURORA LOAN SERVICES LLC

CIVIL FILING

CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating

the civil docket sheet. (SEE INSTRUC	TIONS ON THE REVERSE	E OF THE FORM.)		444,	•
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	Airplane Product Liability	Med. Malpractice 365 Personal Injury -	☐ 625 Drug Related Seizure	28 USC 157	430 Banks and Banking
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& Enforcement of Judgment		368 Asbestos Personal	640 R.R. & Truck	☐ 820 Copyrights	470 Racketeer Influenced and
	Federal Employers'	Injury Product	☐ 650 Airline Regs.	☐ 830 Patent	Corrupt Organizations
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	Motor Vehicle	Property Damage	Act	☐ 862 Black Lung (923)	☐ 875 Customer Challenge
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		RISONER PETITIONS		FEDERAL TAX SUITS	
210 Land Condemnation 441		510 Motions to Vacate	790 Other Labor Litigation	☐ 870 Taxes (U.S. Plaintiff	893 Environmental Matters
	2 Employment	Sentence	791 Empl. Ret. Inc.	or Defendant)	☐ 894 Energy Allocation Act
	Housing/	Habeas Corpus:	Security Act	☐ 871 IRS—Third Party	□ 895 Freedom of Information
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